

Chapter 16.29 PLANNED PERFORMANCE DEVELOPMENTS

Section 16.29.13 Physical Constraints Analysis.

A Physical Constraints Analysis is required at the time an application is submitted for site master plan and determination for base density, and shall show the following:

- (1) The project will not consist of any building envelopes on natural or manmade slopes over thirty (30) percent grade.
- (2) The project will not show any structures within fifty (50) feet of any fault line.
- (3) The project will not consist of activities on or disturbance of any wetland areas, except as approved by the Army Corps of Engineers.
- (4) The project will not contain any platted lot within any landslide hazard areas unless approved by the Planning Commission as part of the open space area.
- (5) The project will not consist of any development within any flood hazard area, except as provided in Chapter 16.28.04 of this title.
- (6) The project will not consist of any development within any shallow-ground water hazard areas, areas of springs or seeps or surface water areas.
- (7) The project will not consist of any development within any areas that are recommended locations for detention basins or established road and utility corridors.
- (8) The project will avoid any development that will protrude above any ridgelines, except as provided in Section 16.27.20.
- (9) The project will include a preliminary geotechnical evaluation of the site.
- (10) The project will include a concept plan showing road and lot layout, open space, etc.
- (11) All proposed density for projects shall be approved by the Planning Commission and County Legislative Body.

(2005-18, Amended, 03/09/2006, [Prior Text](#); 2005-23, Renumbered, 03/09/2006)